

CAPITAL IMPROVEMENTS

**9J-5.016
reference**

- (3)(a) **Goal 8.1** Sumter County shall take the necessary steps to insure that needed capital facilities will be provided in order to maintain adopted level of service standards and foster efficient and planned growth throughout the County.
- (3)(b)1 **Objective 8.1.1** Sumter County shall maintain standards for levels of service for each type of public facility, determine what capital improvements are needed in order to achieve and maintain these standards for existing and future populations and to repair or replace existing public facilities.
- (3)(c)4 **Policy 8.1.1.1** Sumter County shall maintain the following set of Level of Service (LOS) Standards which are a part of the Comprehensive Plan and which are used to maintain the desired level of service of all appropriate capital facilities and services within the County:

Recreation –

A. General:

<u>Facility</u>	<u>Standards</u>
Baseball Fields	1/2,500
Basketball Courts	1/2,500
Boat Ramps(2)	2 linear ft./1,000
Fishing (Fresh)	demand(1)
Golf	1/25,000
Game Rooms	1/10,000
Handball	1/20,000
Hiking	1 mile/10,000
Hunting (acres)(3)	demand(1)
Motorcycling	demand(1)
Multi-Use Rooms	1/4,000
Neighborhood Centers	1/25,000
Picnicking	demand(1)
Playgrounds	1/300 (ages 3-12)
Shuffleboard Courts	1/1,000 (+60 yrs)
Softball	1/2,000
Swimming (Fresh)	demand(1)
Tennis	1/2,000
Volleyball	1/10,000

Notes: 1 There are no existing standards for these facilities, need is determined by demand and/or natural resource opportunities available.

2. Assume that one boat ramp is 10 linear feet and equals 1 facility.

3. There are 59,061 acres of land available for hunting on state-owned lands.

B: For The Tri-County Villages DRI the following recreation level of service will apply:

Activity	Standard
Golf Course	1 Hole/100 du
Clubhouse	1 Hall/2500 du
Swimming Pools	1 Pool/2000 du
Tennis Courts	1 Court/1000 du
Golf Driving Range	1 Tee/150 du

Bocci Ball Courts	1 Court/ 1000 du
Horseshoe Courts	1 Court/1500 du
Recreation Trail Miles	1 Mile/1000 du
Pickleball Courts	1 Court/1000 du
Softball Fields	1 Field/3000 du

C: For The Villages of Sumter Sector Plan, the following recreation LOS standards will apply:

Activity	Standard
Golf Course	1 hole/100 du (1 18-hole course/1,800 du)
Clubhouse	1 hall/5,000 du
Swimming Pool	1 pool/1,000 du
Tennis Courts	1 court/600 du
Golf Driving Range	1 tee/400 du
Bocci Ball	1 court/400 du
Horse Shoes	1 court/1,000 du
Recreation Trail	1 mile/1,000 du
Pickleball	1 court/750 du
Softball	1 field/5,000 du

Traffic Standards -

1. Sumter County hereby adopts the FDOT LOS standards contained in the Florida Highway Systems Plan, 1988 for all state roadways listed in the inventory section of this Element. These standards are as follows:

Freeways	C
Principal Arterials	C
Minor Arterials and Others	D

2. For all County maintained roads in this plan, Sumter County hereby adopts a LOS of C.

Potable Water -

The County hereby adopts the following level of service standards for potable water system design capacity:

1. The average daily flow rate shall be 169 gallons per capita per day;
2. Maximum day flow rate shall be calculated as 2.5 times the average daily flow rate; and
3. Peak hour flow shall be calculated as 3.5 times the average daily flow rate.
4. Where a separate system supplying non-potable water for irrigation use exists, the potable water LOS on a per capita per day basis may be reduced subject to approval by the County. The potable water system shall maintain a maximum daily flow 2.5 times the average daily flow and a peak hour rate of 3.5 times the average daily flow.

Sewer -

The County hereby adopts a level of service for wastewater treatment design capacity of 100 gallons per capita per day. For existing developments already providing central sanitary sewer service, and for new developments without an existing population base and no actual flow data for an existing system, the Board of County Commissioners may approve a lower level of service if the criteria of 4.2.1.5 are met.

Solid Waste -

The County hereby adopts 2.04 lbs. of solid waste per capita per day as the level of service to be provided.

Drainage -

The County hereby adopts the following levels of service for stormwater drainage:

1. For stormwater quantity for all new development and redevelopment, the minimum amount of stormwater required to be retained on development property shall be the difference in predevelopment and post-development runoff for a 25 year, 24 hour storm event in this area.

2. For stormwater quality for all new development and redevelopment, all stormwater treatment and disposal facilities shall be required, as a minimum, to meet the design and performance standards established in by the Florida Department of Environmental Protection in the Florida Administrative Code.,. In addition, stormwater discharge facilities must be designed and constructed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established by the Department. .

Policy 8.1.1.2 The County shall establish relative priorities among types of public facilities as follows:

a. Priorities among types of public facilities. All public facility improvements that are necessary to achieve and maintain adopted levels of service are included in the financially feasible Schedule of Capital Improvements in this Capital Improvements Element. The relative priorities among types of public facilities shall be established by adjusting the levels of service and the available revenues until the resulting public facility needs become financially feasible.

b. Priorities of Capital Improvements within a type of public facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The final priority for all capital improvements shall be established by the County. Any revenue source that cannot be used for the highest priority facility will be used beginning with the highest priority for which the revenue can be legally expended.

1. Repair, remodeling, renovation or replacement of obsolete or worn out facilities that contribute to achieving or maintaining adopted levels of service.

2. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.

3. New public facilities and improvements to existing public facilities that eliminate public hazards not otherwise eliminated by improvements prioritized according to subsections 1. and 2. above.

4. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five (5) years, as updated by the annual review of this Capital Improvements Element.

5. Improvements to existing facilities and new facilities that significantly reduce the operating cost of providing a service or facility or otherwise mitigate impacts of public facilities on future operating budgets.

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6. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either providing excess public facility capacity that is needed by future growth beyond the next five fiscal years, or by providing higher quality public facilities than are contemplated in the normal design criteria for such facilities.

- (3)(c)1 Policy 8.1.1.3 In the event that planned capacity of public facilities is insufficient to serve all
(3)(c)5 applicants for development orders, the capital improvements will be scheduled to serve the following priority order: .)
- a. Previously approved final development orders permitting redevelopment;
 - b. Previously approved final development orders permitting new development;
 - c. Previously approved preliminary development orders permitting redevelopment;
 - d. Previously approved preliminary development orders permitting new development;
 - e. New final orders permitting redevelopment, and;
 - f. New final orders permitting new development.
- (3)(c)1 g Policy 8.1.1.4 All facilities scheduled for construction or improvements in accordance with these policies shall be evaluated to identify any plans of State agencies, the Southwest Florida Water Management District, the municipalities of Sumter County and the Sumter County School Board that affect, or will be affected by, the proposed County capital improvement. (9J-5.016)
- (3)(b)5 **Objective 8.1.2 Upon adoption of this plan, Sumter county shall provide public facilities necessary to correct identified deficiencies and support future growth consistent with the elements of the Comprehensive Plan and the Future Land Use Map. Sumter County shall provide a means of apportioning the costs for these public facilities between existing and future development.**
- (3)(c)8 Policy 8.1.2.1 Existing and future development shall both pay for the costs of needed public facilities as follows: .)
- a. Existing development. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development based on benefits received. Existing development's payments may take the form of user fees, special assessments and taxes.
 - b. Future development. Future development shall pay for its fair share of the capital improvements needed to address the impact of such development. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 8.1.2.1.a. above.

Future development's payments may take the form of , but are not limited to , voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. Future development shall not pay impact fees for the portion of any capital improvement that reduces or eliminates existing deficiencies.
 - c. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.
- (3)(c)2. c. Policy 8.1.2.2 Capital improvements shall be financed, and debt managed by Sumter County as follows:
- a. For each individual capital improvement, the County shall determine the best means

of financing the improvement, including repayment of debt, by examining the current operating budget, short-term financing and long-term financing methods.

b. The aggregate amount of general obligation bonds of the County outstanding at any one time shall not be greater than five percent (5%) of the assessed valuation of the taxable real and personal property in the County according to the last assessment of such real and personal property.

c. The County shall not provide a facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

d. All development orders issued by the County that require public facilities that will be financed by sources of revenue which have not been approved or implemented (such as future debt or referenda) shall be conditioned on the approval or implementation of the indicated revenue source(s), or the substitution of a comparable amount of revenue from existing sources.

(3)(b) 4 Objective 8.1.3 Sumter County shall provide for the needed capital improvements to maintain established level of service standards and provide for a concurrency management system to continually monitor and assure that levels of service are maintained on public facilities.)

(3)(c)1 Policy 8.1.3.1 The County shall include all capital needs projects that individually total more than \$20,000, and are included as needs from the Comprehensive Plan elements, within the Schedule of Capital Improvements.

(3)(c)8 Policy 8.1.3.2 The County shall provide, or arrange for others to provide, through enforceable development agreements, the public facilities listed in the Schedule of Capital Improvements contained in this Capital Improvements element. The Schedule of Capital Improvements may be modified as follows:

a. The Schedule of Capital Improvements shall be updated annually.

b. Pursuant to Section 163.3187 F.S., the schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.

c. Pursuant to Section 163.3177 F.S., the Schedule of Capital Improvements may be adjusted by ordinance and not deemed to be an amendment to the comprehensive plan for corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facilities enumerated in the Schedule of Capital Improvements.

d. Any act, or failure to act, that causes any project listed in the Schedule of Capital Improvements of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated shall be effective only if the act causing the delay is subject to one of the following:

1. Projects providing capacity equal to or greater than the delayed project are accelerated within or added to the Schedule of Capital Improvements in order to provide capacity for public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the project, or;

2. Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule, or;

3. Amendment of the plan to reduce the adopted standard for the level of service for

public facilities until the fiscal year in which the delayed project is scheduled to be completed.

- (3)(c)7 Policy 8.1.3.3 Sumter County shall include in the capital appropriations of its annual budget (i.e., a "capital budget") all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year. The County may omit from its annual budget any capital improvements for which binding agreement(s) have been executed with another party to provide the same project in the same fiscal year. (9J-5.016.)
- (3)(c)6 Policy 8.1.3.4 Sumter County shall determine, prior to the issuance of development orders, whether there is sufficient capacity of public facilities to meet the standards for levels of service for existing development and the impacts of proposed development concurrent with the construction of such development. The County shall make this determination pursuant to a concurrency management system that shall be adopted as Appendix A to this plan. (9J-5.016.)
- (3)(c)5 Policy 8.1.3.5 , Sumter County shall maintain Land Development Regulations that establish the criteria for determining the vested rights of previously issued development orders and also establish the procedures for reserving capacity of public facilities needed to address the impacts of such vested development orders. (9J-5.016.)
- (3)(b)3 **Objective 8.1.4 Sumter County shall coordinate land use decisions with fiscal resources through the maintenance of a financially feasible Schedule of Capital Improvements that are needed to maintain adopted level of service standards for existing and future public facility needs.**
- (3)(c)9 Policy 8.1.4.1 All public facility improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan.
- (3)(c)9 Policy 8.1.4.2 Projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. Individual land use decisions shall be consistent with the Comprehensive Plan.